

NYS Consolidated Funding Application  
Legal Name of Applicant: CityStation North, LLC  
Project Name: City Station North 2018  
Application Number 83839  
Registration Email: karen.schleederer@ugoc.com  
File created July 30, 2018 - 09:25 AM  
Application finalized on July 27, 2018 - 01:26 PM

## **Region**

Capital District

## **Questionnaire Questions & Answers**

### **Threshold**

#### **NYSERDA Energy Efficiency Projects - 2018**

Q\_6540

Will/Does your project/facility incorporate energy efficiency measures or need assistance with energy modeling/energy audit? Note: By answering yes to this question, you are applying to NYSERDA's Commercial New Construction, FlexTech, or Industrial and Process Efficiency Programs. LIPA, NYPA, and Municipal Utility customers please view the Scoring Tips.

Locked.

Yes

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#### **Empire State Development Grant Funds**

Q\_3115

Does the proposed project budget only include capital expenditures? By selecting yes, you are confirming that project funding will only be used for one or more of the following categories:

- Acquisition of land, building, machinery and/or equipment
- Acquisition of existing business and/or assets;
- Demolition and environmental remediation;
- New construction, renovation or leasehold improvements;
- Acquisition of furniture and fixtures;
- Soft costs up to twenty-five percent (25%) of total project costs; and
- Planning and feasibility studies related to a specific capital project

Locked.

Yes

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Q\_3116

Have any of the expenses for this project (or, in the case of a multi-phase project, the phase of the project for which funds are being requested) been incurred or are expected to be incurred prior to an award of funding?

Locked.

No

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Q\_3118 Does the proposed project budget include a 10% cash equity contribution from the Applicant?  
Locked.  
Yes

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Q\_6702 Will the funds be used by the recipient (applicant) to create a program to disburse funds to sub-recipients?  
Locked.  
No

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## Location

### NYSERDA Energy Efficiency Projects - 2018

Q\_3527 US Congressional District where the project is located.  
Locked.  
20

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Q\_928 Project Street Address: Please input the project street address (**Street Number and Street Name only**).

If the project has multiple locations, please input the primary street address of the project. If the project does not have a definite street address, please input the approximate street address of the project (Street Number and Street Name only).

Locked.  
141 Congress Street

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Q\_565 Project City  
Locked.  
Troy

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Q\_972 Project county or counties.  
Locked.  
Rensselaer

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Q\_568 Project State  
Locked.  
NY

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Q 572

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Project Latitude (This questions value will be filled automatically, based on the project address, when the application is finalized.)

Locked.

42.728448498

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Q\_573

Project Longitude (This questions value will be filled automatically, based on the project address, when the application is finalized.)

Locked.

-73.68756642382839

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Q\_184

NYS Assembly District where the project is located. (This questions value will be filled automatically, based on the project address, when the application is finalized.)

Locked.

108

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Q\_190

NY Senate District where the project is located. (This questions value will be filled automatically, based on the project address, when the application is finalized.)

Locked.

44

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Q\_1034

Project ZIP Code. (please use ZIP+4 if known)

Locked.

12180

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Q\_616

For more than one project location, please provide full address(es) for each location. If Not Applicable, indicate "NA".

Locked.

NA

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## Basic

### General Project Information

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Q\_550

If you are a DBA, what is your DBA name?

Locked.

NA

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Q\_549

Type of Applicant (select all that apply)

Locked.

LLC

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Q\_556

Select an applicant ID type from the list below that you normally use to identify your organization on application forms.

Locked.

Federal Tax ID Number

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Q\_2655

Based on your selection from the previous question, enter your applicant ID number. (Please do not provide your social security number).

Locked.



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Q\_969

If you are a business, have you been certified as a New York State Minority or Women-owned Business Enterprise (MWBE)?

Locked.

No

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Applicant

	Answer
Legal Name	Locked. CityStation North, LLC
Applicant First Name	Locked. Michael
Applicant Last Name	Locked. Uccellini
Street Address	Locked. 300 Jordan Road
City	Locked. Troy

<b>State</b>	Locked. NY
<b>Zip Code (use ZIP+4 if known)</b>	Locked. 12180
<b>Telephone Number (include area code)</b>	Locked. 5186877300
<b>Email Address</b>	Locked. karen.schleederer@ugoc.com

#### Contacts

	<b>Primary Contact</b>	<b>Contact Authorized to Execute Contract if Awarded</b>	<b>Additional Contact</b>
<b>Salutation</b>	Locked. Mrs.	Locked. Mr.	Locked. Mr.
<b>First Name</b>	Locked. Karen	Locked. Michael	Locked. Bill
<b>Last Name</b>	Locked. Schleederer	Locked. Uccellini	Locked. Flanigan
<b>Title</b>	Locked. VP, Development Services	Locked. Manager	Locked. Development Executive
<b>Organization</b>	Locked. UGOC	Locked. CityStation North, LLC	Locked. UGOC

<b>Street Address</b>	Locked. 300 Jordan Road	Locked. 300 Jordan Road	Locked. No Answer
<b>City</b>	Locked. Troy	Locked. Troy	Locked. No Answer
<b>State</b>	Locked. NY	Locked. NY	Locked. No Answer
<b>ZIP Code</b>	Locked. 12180	Locked. 12180	Locked. 12180
<b>Telephone Number</b>	Locked. 5186877346	Locked. 5186877305	Locked. No Answer
<b>Email Address</b>	Locked. karen.schleederer@ugoc.com	Locked. m.uccellini@ugoc.com	Locked. bill.flanigan@ugoc.com

Q\_4199 Please select the primary sector or characterization that best defines this project.

Locked.

Community Development

Q\_4198 Please select the secondary sector or characterization that best defines this project.

Locked.

Infrastructure

Q\_3762 Does your project directly address the needs of people in your region who are living in poverty and who seek resources for inclusion in the economic life of New York State?

Locked.

No

Q\_3763 How does your project seek to apply CFA funds for the purpose of eliminating barriers to skilled employment by poor people in your region, as identified by the Opportunity Agenda? Please describe any efforts to collaborate at the local or regional level (i.e. public, private, labor,

philanthropic sectors).

Locked.

NA

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Q\_3764

How does your project build workforce development programs, improve physical infrastructure, and/or establish social services that connect people living in poverty in your region with skilled employment, in correspondence with the economic revitalization priorities, distressed community targets, and the industry growth areas identified in the Opportunity Agenda and Strategic Plan?

Locked.

Located in the Rensselaer County Opportunity Zone # 407. This project will bring renewed vibrancy to this distressed location by revitalizing a vacant building and site with a new state of the art mixed use facility. Offering on site parking, Class A office space, and workforce apartments while improving sewer infrastructure, streets and sidewalks. In line with the City's Master Plan objectives for the improvement of the Congress Street Corridor. Being on the CDTA bus route, enhances workforce development opportunities throughout the region, and will bring much needed economic vitality to this urban location, which will create a thriving live/work environment. It will also bring new business and 200 jobs into the city by offering 40,000 sq ft of class A office space in the urban core of Troy, NY.

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Q\_4200

Does your project provide opportunities for Veterans' to participate in the workforce, or improve services to the Veterans' and military families in New York?

Locked.

Yes

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Q\_4201

If Yes, please explain how your project impacts the Veterans' and military families in New York.

Locked.

This is a major development project the CSN project will provide immediate construction employment opportunity to all veterans actively engaged in the local construction industry / trades.

The project will positively impact Veterans families by providing income and business to those veterans that work directly on the project field construction crews, as well as those employed by suppliers and vendors of materials manufacturers and distributors throughout the region and NY state

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Q\_6048

Does your project advance downtown revitalization?

Locked.

Yes

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Q\_6047

If Yes, please detail how it will attract and retain residents, visitors and businesses and transform neighborhoods.

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Locked.

It advances Troy's Master Plan to revitalize the Congress St. Corridor by continuing the \$58M investment by United Group, and advances the previous ESD investment. Transformation of the vacant building into a vibrant commercial center which will also bring new business and 200 jobs to the city by offering 40,000 sq ft of Class A office space in the urban core of Troy. The onsite parking is essential to attract and retain businesses. 87 market rate apartments for residents desiring urban lifestyle, with parking, fitness center, roof top terrace, all while incorporating a sustainable design.

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## Project Description

Q\_575

Project Description. Concisely describe the project, indicating the location, what will be planned, designed, acquired, and/or constructed, the issues/opportunities to be addressed, and expected outcomes and deliverables. Additional details will be collected later in the application process.

Locked.

CSN project: 141 Congress Street, Troy, NY, \$40M infill urban redevelopment project; advancing revitalization of this underutilized site. Project includes:

Demolition - 65,000 sf. vacant building

New Construction consisting of mixed use building including; onsite surface and garage parking, which is an essential infrastructure to attract new business in downtown Troy.

Class A Office - full flexibility to attract large companies or multiple small companies

Market Rate apartments - 87 premium apartments for workplace professionals desiring urban lifestyle with a plethora of amenities including a rooftop terrace with garden areas

Impact of CSN project will accelerate the transformation of this distressed site, further linking this redevelopment area to Troy's central business district, which is a priority of the City's Master Plan.

Expected outcome will be the ripple effect and economic vitality created from bringing in new residents and businesses to this urban area which will produce increase to sales tax, and stimulate future interest and ongoing investment to Troy's Urban Core.

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Q\_976

Statement of Need

Locked.

CityStation North, LLC is requesting (\$ 2,000,000) in ESD state grant aid which is essential to the advancement of the project which will bring vibrant economic activity to this underutilized site.

This state grant is needed to offset the high cost associated with urban construction and to provide onsite parking which is necessary to attract business and residential tenants.

Grant funding is critical for the success of this project because this Troy site has much higher construction cost associated with general urban construction, basement demolition, staging, shoring, dewatering, etc.

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Without the \$2 million grant from ESD, the project is at risk.

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Q\_930

Explain what makes your project a regional economic priority - for example creates jobs, economic investment, sustainability and community revitalization, government efficiency or consolidation etc.

Locked.

Creates job consistent with the regional economic priorities:

Construction jobs - 150 jobs spanning 2 years

Professional jobs- 200+ employees by attracting businesses into Class A office space into downtown Troy from outside the county

Facility Management Jobs - will employ 4+ staff for operations

Community Revitalization - 87 apartments will add 100+/- residents

Economic Investment - \$40M investment includes significant leveraging of private financing combined with state funds. The ripple effect from hundreds of employees and residents working/living in the urban core

Sustainability - replaces outdated structure with far more modern energy efficient buildings/systems.

Parking infrastructure and improvements to sewer, streets, and sidewalks which benefits the entire City.

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Q\_2366

How does your project align with the Regional Economic Development Council's Strategic Plan/Upstate Revitalization Initiative Plan? (strategic plans are located at

<https://regionalcouncils.ny.gov/>)

Locked.

Urban Infill Development in RCO Zone #407.

40,000sqft Class A office attracting new businesses and new jobs, by linking this blighted area of downtown with the robust activity occurring several blocks further north in Troy's urban business district.

Sustainable infrastructure - parking, includes 160 spaces; sewer and stormwater upgrades made directly related to the project construction, helping to resolve the existing hazard of sewage dumping into the Hudson river through the current outdated system.

Enhances downtown living - project includes 87 market rate apartments meeting the needs of residents desiring an urban lifestyle.

Regional cluster and hot spots - new office space to accommodate new companies

Project included in 2018 DRI application by the City of Troy.

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Q\_929

Current State of Project Development (i.e. planning, preliminary engineering, final design, etc. You may enter N/A for non-project related applications)

Locked.

Poised to move quickly into construction with land control, plans and specs are completed, debt financing identified; construction estimating done

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Q\_975

Estimated Project Timeline: including project start/completion dates, estimates for design, permitting and construction or other major steps. (You may enter N/A for non-Project related applications)

Locked.

Estimated time line:

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Approvals - Third Quarter 2018  
Building Department plan and spec review - Fourth Quarter 2018  
Permits Issued - First Quarter 2019  
Construction Start date - First Quarter 2019  
Substantial Completion - Second Quarter 2020

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Q\_580

Provide a list of all federal, state, and local reviews, approvals, or permits needed or completed, including the dates when they are expected to be completed or were completed. If Not Applicable, indicate "NA".

Locked.

July 26, 2018 Site Plan review of proposal at the City of Troy Planning Commission meeting. Municipal Site Plan Approval - Third Quarter 2018; Municipal Building Permit - First Quarter 2019

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Q\_2364

What is the status of State and/or Federal Environmental Review? If review of the project is underway or completed pursuant to the State Environmental Quality Review Act (SEQRA) or National Environmental Policy Act (NEPA), please indicate the lead agency (if applicable).

Locked.

Completed SEQRA, Form Based Code Zone T-5 approved 11/2009; Lead Agency City of Troy, NY

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Q\_1054

If National Environmental Policy Act (NEPA) Record of Decision has been issued, please explain (include date of Record of Decision).

Locked.

NA

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## Prior CFA Funding

Q\_2362

If funding was awarded in prior CFA rounds, what were the CFA numbers for which funding was awarded? (separate multiple CFA numbers with commas)

Locked.

CFA #30762 (\$1M) Voluntarily returned to ESD by Sponsor.

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Q\_4160

For each program to which you are applying under the CFA, explain your strategy for proceeding if the full amount of requested funding, required matching funds, and temporary financing are not secured as expected, or committed sources become unavailable. This explanation must address any proposed project phases, and both CFA and non-CFA sources of funds.

Locked.

In 2017 the sponsor returned the 2012 CFA award to ESD, in anticipation of submitting this 2018 CFA in pursuit of a much higher grant which is critically needed to bring this transformative project to a reality.

Providing infrastructure of an onsite parking garage is essential to attracting commercial tenants to downtown urban Troy. Constructing a parking garage below the building makes the construction more complex and an extremely expensive endeavor. However, for attracting major office tenants the parking spaces are considered a necessity which is expected to be included in the rental rate. So in effect, in order to complete the total project, the ESD grant award is \$2M which will cover only 4% of the cost for the overall project.

Without the CFA Grant funds the project viability is at risk.

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## Standard Question

### NYSERDA Energy Efficiency Projects - 2018

Q\_6544 Please identify the desired assistance. Please view the Scoring Tips for definitions of assistance.

Locked.

[New Construction Project](#)

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Q\_6545 What is the Project Category/Project Type?

Locked.

[New Construction - Commercial New Construction Program](#)

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Q\_6020 If this is a New Construction or Substantial Renovation, please identify the construction type.

Locked.

[New Building](#)

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### NYSERDA Program Questions

Q\_6546 Will/Does the project or facility location pay into the System Benefits Charge (SBC)? LIPA, NYPA, and Municipal Utility customers click on Scoring Tips for more information on SBC.

Locked.

[Yes](#)

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Q\_6022 Does the proposed project have planned energy efficiency measures?

Locked.

[Electric and Natural Gas](#)

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Q\_7059 Please identify how you were referred

Locked.

[NYSERDA Outreach Contractor](#)

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Q\_911 Facility/Building Size (sq. ft.)

Locked.

[83000](#)

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Q\_898 Have project measures, equipment, or scope of work been identified?

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Locked.

No

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Q\_1137 Have the measures already been installed?

Locked.

No

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Q\_913 Facility/Building Use

Locked.

Office

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Q\_914 Project Status

Locked.

Design Development

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Q\_1138 Please describe your project timeline.

Locked.

Estimated time line:

Approvals - Third Quarter 2018

Building Department plan and spec review - Fourth Quarter 2018

Permits Issued - First Quarter 2019

Construction Start date - First Quarter 2019

Substantial Completion - Second Quarter 2020

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Q\_912 Estimated Construction Cost/Project Cost/Study Cost (\$)

Locked.

\$45,000,000

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Q\_921 Please indicate the status of ownership

Locked.

Owner

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Q\_1010 If submitting a CFA on Behalf of – Please enter your company name

Locked.

NA

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Q 1011

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~ - ~ If submitting a CFA on Behalf of – Please enter your last name

Locked.

NA

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Q\_1012 If submitting a CFA on Behalf of – Please enter your first name

Locked.

NA

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Q\_1905 If submitting on behalf of, please provide contact email address

Locked.

NA

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Q\_967 If submitting a CFA on Behalf of – Please enter your title

Locked.

NA

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Q\_900 Electric Utility Company Name

Locked.

National Grid

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Q\_902 Natural Gas Utility Company Name

Locked.

National Grid

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Q\_1139 If known, please enter the estimated annual kW savings that will be generated through the project.

Locked.

0

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Q\_1141 If known, please enter the estimated annual kWh savings that will be generated through the project.

Locked.

0

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Q\_1140 If known, please enter the estimated annual MMBtu savings that will be generated through the project.

Locked.

0

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**NYSERDA does not require applicants to submit answers to the Funding Sources, Expenditure Activities, and Budget Categories sections found later in the CFA. If that information is available it will be helpful, otherwise please leave 0.00 for those questions in the application and continue. Other programs within the CFA may require the applicant to provide this information. Please refer to the individual agency guidelines when filling out these sections.**

Q\_920

I understand that NYSERDA may require additional project information. (W9, Current Utility Bill, Equipment Specification Sheets, etc.)

Locked.

Yes

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## Empire State Development Grant Funds

### General Project Questions -

**In the beginning of the Application, you were asked to describe your overall project, which may include multiple phases, such as in the case of a major infrastructure project or redevelopment of a specific geographic area. Please note that this section of the Application is specific to the phase of the project for which ESD grant funds are being requested through this CFA, NOT the overall project.**

Q\_2164

Please concisely describe the proposed project, indicating the location, what will be planned, designed and/or constructed, the issues/opportunities to be addressed and expected outcomes and deliverables.

Locked.

The CSN project at 141 Congress Street, Troy, NY is +/- \$40M urban redevelopment project which carries forward the revitalization of this distressed underutilized site. Project includes:  
Demolition of 65,000 sf. vacant building  
New Construction of 176,000sf mixed use building with: onsite surface and garage parking - 160 cars.  
Class A Office - 4 levels of open office space (10,000sf/floor; 40,000sf total) essential to attract new large commercial business into downtown Troy. Market Rate apartments - 4 levels (22,500sf/floor; 90,000sf total) 87 premium apartments for workplace professionals desiring urban lifestyle  
Impact of CSN project will accelerate the transformation of this distressed Congress St Corridor, further linking this area to Troy's central business district, which is a priority of the City's Master Plan.

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Q\_7541

Generally, applicants should not apply for, nor will be considered for, more than twenty percent (20%) of the financing for any particular project based on the eligible total project cost. Typically, awards will be less than 20% of the eligible total project cost. See CFA Resources Available Document for more information: <https://regionalcouncils.ny.gov/>.

Does the proposed budget reflect that ESD grants generally fund no more than 20% of the eligible total project costs?

Locked.

Yes

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Q\_3175

Should the full amount of the Applicant's ESD funding request not be awarded, at what minimum level of ESD funding does the project become unfeasible?

Locked.

\$1 million

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Q 7542

~ - - Please provide a 2-4 sentence press release ready description of the proposed project. This description may appear in the REDC Awards Booklet if the project is funded. Please be clear and concise.

Locked.

City Station North, a mixed-use redevelopment proposed by the United Group of Companies, Inc., will revitalize an existing vacant 65,000 square foot building at 141 Congress Street in downtown Troy, NY. Offering four-stories and 40,000 square feet of "Class A" office space, on-site surface parking, as well as a four-story apartment building, 87 luxury one-and-two bedroom units, a rooftop terrace and state-of-the-art fitness center. The project is anticipated to be completed summer of 2020.

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Q\_5590

Please provide a concise narrative describing the applicant's history and current operations. Include information about company/organization size, products, services, market share, position within the industry, competitors and the year in which the company was formed, etc.

Locked.

City Station North, LLC was formed in 2010; This is an single purpose entity, the sole owner is Michael J. Uccellini, who has 30 years of experience developing, financing, acquiring and managing commercial, and residential projects. Michael spearheaded the City Station development that consists of 300,000+/- sf of commercial and multifamily space. Please refer to document section "Resume."

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Q\_2336

Briefly describe the activity that the project involves in terms of product(s) or services(s) that will be provided at the project location.

Locked.

Infrastructure parking garage, class A office space; market rate residential apartments

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Q\_1142

Indicate the Primary North American Industrial Classification System (NAICS) Code associated with the activity of the business at the project location.

Locked.

236

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Q\_2219

Describe how the capital investment for which you are seeking funding will make it possible to reach your business or organizational goals, such as changes to profitability, productivity, market share, product offerings, or other results relevant to your goals.

Locked.

Providing infrastructure of an onsite parking garage is essential to attracting commercial tenants and professional workforce to downtown urban troy. Constructing a parking garage below the building makes the construction more complex and an extremely expensive endeavor. However, for attracting major office tenants the parking spaces are considered a necessity which is expected to be included in the rental rate. So in effect, in order to complete the total project it is critical that the \$2M grant is awarded for covering the cost for constructing the parking garage plus improve streets and sidewalks.

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Q\_3134

Is a third party being used to complete this application such as consultant, accountant or attorney?

Locked.

No

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Q\_3136

If you are a third party completing this application you must disclose your name, company and

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contact information.

Locked.

NA

Q\_1233

What tasks and steps need to be completed before the project can begin (e.g. obtaining permits, licenses, hiring staff, etc.)

Locked.

complete the design and construction bid drawings, municipal approvals, building permit, financing

Q\_1409

What is the first project year? (e.g. the year equipment will be ordered or when first expenditures are expected to be made)

Locked.

2019

Q\_3133

Is the proposed project located in a highly distressed area? If so, please provide information that will help ESD confirm that the area is highly distressed.

Locked.

Yes - City Station North (CSN) project is located in the Rensselaer County Opportunity Zone # 407

Q\_6069

Does your application contain 1) trade secrets, (2) information that, if disclosed, would cause substantial injury to the competitive position of your organization, or (3) critical infrastructure information? (All efforts should be made to provide such Information in the questions marked as "restricted.")

Locked.

No

**Project Costs by Year: Please enter the annual anticipated Project Costs based on the year that the investment will be made. These Project Costs should match the information in the Program Budget section.**

Qualified Investments

	Year 1	Year 2	Year 3	Year 4	Year 5
<b>Building Acquisition</b>	Locked. \$2,750,000	Locked. \$0	Locked. \$0	Locked. \$0	Locked. \$0
<b>Building Renovation</b>	Locked. \$0	Locked. \$0	Locked. \$0	Locked. \$0	Locked. \$0



<b>New Construction</b>	Locked. \$21,365,771	Locked. \$9,156,759	Locked. \$0	Locked. \$0	Locked. \$0
<b>Production Machinery &amp; Equipment</b>	Locked. \$0	Locked. \$0	Locked. \$0	Locked. \$0	Locked. \$0
<b>Furniture, fixtures &amp; equipment</b>	Locked. \$0	Locked. \$105,000	Locked. \$0	Locked. \$0	Locked. \$0
<b>Land Acquisition *</b>	Locked. \$0	Locked. \$0	Locked. \$0	Locked. \$0	Locked. \$0
<b>Demolition &amp; environmental remediation *</b>	Locked. \$665,000	Locked. \$0	Locked. \$0	Locked. \$0	Locked. \$0
<b>Soft costs up to 25% *</b>	Locked. \$1,796,913	Locked. \$446,728	Locked. \$0	Locked. \$0	Locked. \$0
<b>Total</b>	26,577,684	9,708,487	0	0	0

**Job Creation and Retention Questions: The following questions are for committed, direct jobs only. Note that if awarded funding, Applicant must document existing and new jobs via submission of NY-45 forms. Questions about other jobs, such as Indirect Jobs and Construction Jobs, follow this section.**

Q\_2195      Indicate how many existing full-time equivalent jobs the applicant employs in all NYS LOCATIONS.

Locked.  
0

Q\_2199      Indicate the average annual wage for existing full-time equivalent employees the applicant employs in all NYS Locations as of the date this application is finalized.

Locked.  
\$0

Q\_1365      Indicate how many of the total existing full-time equivalent employees in New York State are

contract employees.

Locked.

0

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## All PROJECT Locations

Q\_2196

Indicate how many existing full-time equivalent jobs the applicant employs at all PROJECT LOCATION(S).

Locked.

0

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Q\_1186

Indicate the average annual wage for the employees at the Project Location as of the date this application is finalized.

Locked.

0

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Q\_1366

Indicate how many of the total existing full-time equivalent employees at the Project Location are contract employees.

Locked.

0

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Q\_1196

How many of the existing jobs at the project location(s) are at risk if the project does not go forward.

Locked.

0

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Q\_2175

What percentage of the project's employees are/will be residents of New York State?

Locked.

100%

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Q\_2178

Will any other non-construction jobs result from the project? For example, this could include jobs created by tenants at an incubator or mixed-use development or as a result of the creation of a job training center. If so, please estimate how many jobs, explain how these jobs will be created, and explain the method used to determine the job number estimate.

Locked.

Professional jobs- upwards of 200 employees by attracting businesses into Class A office space into downtown Troy. Facility Management Jobs - upon completion project will employ 4+/- staff for facility operations.

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Q\_2372

Will the proposed project result in the creation of construction jobs? If so, estimate the number of construction jobs to be created.

Enter zero if not applicable.

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Locked.

100

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## NET NEW JOBS (DIRECT JOBS ONLY)

Q\_4167

Definition of full-time equivalent employee: (1) a full-time, permanent, private-sector employee on the Recipient's payroll, who has worked at the Project Location for a minimum of 35 hours per week for not less than four consecutive weeks and who is entitled to receive the usual and customary fringe benefits extended by Recipient to other employees with comparable rank and duties; or (ii) two part-time, permanent, private-sector employees on Recipient's payroll, who have worked at the Project Location for a combined minimum of 35 hours per week for not less than four consecutive weeks and who are entitled to receive the usual and customary fringe benefits extended by Recipient to other employees with comparable rank and duties.

For the Excelsior Jobs Program: a full-time permanent employee must be on the payroll for at least six months of a year in order to qualify for benefits. Jobs transferred from employment with another business located in the State including from a related person in this State are not net new jobs for purposes of the employment commitment.

Indicate the year employment begins under Year 1 for your project here:

Locked.

2021

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Q\_7506

Indicate how many new full-time equivalent employees (using the definition in the question above) the company will create over 5 years.

If awarded, your company or entity will be held to the job creation commitments as outlined in this question and table below. For grants, should you fail to meet the job creation commitments, recapture provisions may apply. For Excelsior, each year's job commitment is evaluated separately to determine if tax credits can be issued.

Locked.

4

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**In the Table below, provide a breakdown by general category/job type to indicate how many new full-time equivalent employees the company will create cumulatively by year (using the definition in the question above). The total in the bottom right hand corner needs to equal the number in the previous question.**

**1) Enter the type of job by general category.**

**2) Enter the average gross annual wages for each job type.**

**3) Enter CUMULATIVE job totals in the table below. Cumulative job totals mean that each subsequent year in the chart includes jobs created in all prior years. The job number in the bottom right hand corner on the chart is the full number of jobs created over all five years and needs to equal the number in the previous question.**

**i.e. if there are 10 jobs being created each year for 5 years in one category, enter 10 for year 1; 20 for year 2; 30 for year 3; 40 for year 4; 50 for year 5.**

**If awarded, your company or entity will be held to the job creation commitments as outlined in the**

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table below and question above. For grants, should you fail to meet the job creation commitments, recapture provisions may apply. For Excelsior, each years job commitment is evaluated separately to determine if tax credits can be issued.

Net New Job Information (Enter Cumulatively)

	Job Type/Category	Avg Gross Wages/Job Type	Year 1	Year 2	Year 3	Year 4	Year 5
1	Locked. Management	Locked. \$45,000	Locked. 1	Locked. 0	Locked. 1	Locked. 0	Locked. 0
2	Locked. Maintenance	Locked. \$27,500	Locked. 1	Locked. 0	Locked. 2	Locked. 0	Locked. 0
3	Locked. No Answer	Locked. No Answer	Locked. No Answer	Locked. No Answer	Locked. No Answer	Locked. No Answer	Locked. No Answer
4	Locked. No Answer	Locked. No Answer	Locked. No Answer	Locked. No Answer	Locked. No Answer	Locked. No Answer	Locked. No Answer
5	Locked. No Answer	Locked. No Answer	Locked. No Answer	Locked. No Answer	Locked. No Answer	Locked. No Answer	Locked. No Answer
Total			2	0	3	0	0

Environmental and Historic Preservation Questions

Q\_5719

Does the project site involve or is it substantially contiguous to a property listed or recommended for listing in the NY State or National Registers of Historic Places? Consult the National Register Information System at <http://www.nps.gov/history/nr/research/> to find out if a property is listed. The State Preservation Historical Information Network Exchange (SPHINX) tool at <http://nysparks.com/shpo/online-tools/> can also be used to find out if a property is listed on the State Register. Indicate Yes, No, N/A. Click "Scoring Tips" for more information.

Locked.

No

Q\_5720

Is the project site wholly or partially included within an identified archeologically sensitive area? The Geographic Information System for Archeology and National Register tool can be

used to identify archeologically sensitive areas. Indicate Yes, No, N/A. Click "Scoring Tips" for more information. [Listed below please find the link for The Geographic Information System for Archeology and National Register.](#)

Locked.

No

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## Smart Growth

**Smart Growth Questions:**The NYS Smart Growth Public Infrastructure Policy Act requires that a project meet the relevant smart growth criterion to the extent practicable. Please respond to the questions below regarding smart growth criteria.

Q\_1059

Does the proposed project use, maintain, or improve existing infrastructure? Y/N/Not Relevant. Please explain all responses.

Locked.

Yes - Existing utility electric and gas service to site will be increased in order to accomodate this project.

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Q\_1060

Is the proposed project located in a municipal center? Y/N/Not Relevant. Please explain all responses.

Locked.

Yes - City of Troy

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Q\_1061

Is the proposed project located in a developed area or an area designated for concentrated infill development in a municipally approved comprehensive land use plan, local waterfront revitalization plan and/or brownfield opportunity area plan? Y/N/Not Relevant. Please explain all responses.

Locked.

Yes - in accordance with the municipal master plan known as the Congress Street Corridor

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Q\_1062

Will the proposed project protect, preserve and enhance the State's resources, including agricultural land, forests, surface and groundwater, air quality, recreation and open space, scenic areas, and significant historic and archeological resources? Y/N/Not Relevant. Please explain all responses.

Locked.

Not Relevant

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Q\_1063

Will the proposed project foster mixed land uses and compact development, downtown revitalization, Brownfield redevelopment, the enhancement of beauty in public spaces, the diversity and affordability of housing in proximity to places of employment, recreation and commercial development and the integration of all income and age groups? Y/N/Not Relevant. Please explain all responses.

Locked.

yes, it is a mixed use downtown revitalization, consists of parking, class A office, and market rate residential apartments

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Q\_1064 Will the proposed project provide mobility through transportation choices including improved public transportation and reduced automobile dependency? Y/N/Not Relevant. Please explain all responses.

Locked.

yes, creating class A office with market rate apartments above, potentially gives way to a live/work environment and on public transportation CDTA bus route, as well as walking and biking.

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Q\_1065 Will the proposed project involve coordination between state and local government and inter-municipal and regional planning? Y/N/Not Relevant. Please explain all responses.

Locked.

Not Relevant

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Q\_1066 Will the proposed project involve participation in community based planning and collaboration? Y/N/Not Relevant. Please explain all responses.

Locked.

Not Relevant

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Q\_1067 Will the proposed project ensure predictability in building and land use codes? Y/N/Not Relevant. Please explain all responses.

Locked.

yes - in accordance with established municipal codes

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Q\_1068 Will the proposed project promote sustainability by strengthening existing and creating new communities which reduce greenhouse gas emissions and do not compromise the needs of future generations, by among other means encouraging broad based public involvement in developing and implementing a community plan and ensuring the governance structure is adequate to sustain its implementation? Y/N/Not Relevant. Please explain all responses.

Locked.

yes - the project will create a new community that consists of a far more sustainable building than the existing building, and/or area.

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Q\_6256 Will the proposed project mitigate future physical climate risk due to sea-level rise, and/or storm surges and/or flooding, based on available data predicting the likelihood of future extreme weather events, including hazard risk analysis data, if applicable?

Locked.

NA

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## Certification

**NYSERDA Energy Efficiency Projects - 2018**

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By entering your name in the box below, you certify that you are authorized on behalf of the applicant and its governing body to submit this application. You further certify that all of the information contained in this Application and in all statements, data and supporting documents which have been made or furnished for the purpose of receiving assistance for the project described in this application, are true, correct and complete to the best of your knowledge and belief. You acknowledge that offering a written instrument knowing that the written instrument contains a false statement or false information, with the intent to defraud the State or any political subdivision, public authority or public benefit corporation of the State, with the knowledge or belief that it will be filed with or recorded by the State or any political subdivision, public authority or public benefit corporation of the State, constitutes a crime under New York State Law.

Locked.

Michael J. Uccellini

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## Empire State Development Grant Funds

Q\_7341

By entering your name in the box below, you certify, under penalty of perjury, that the information given herein is true and correct in all respects for the company or organization applying for funding (the "Company"), presently and for the past five years: -the Company is not a party to any litigation or any litigation is not pending or anticipated that could have an adverse material effect on the company's financial condition;

-the Company does not have any contingent liabilities that could have a material effect on its solvency;

-the Company, its affiliates or any member of its management or any other concern with which such members of management have been officers or directors, have never been involved in bankruptcy, creditor's rights, or receivership proceedings or sought protection from creditors;

-the Company is not delinquent on any of its state, federal or local tax obligations;

-No principal, officer of the Company, owner or majority stockholder of any firm or corporation, or member of the management has been charged or convicted of a misdemeanor or felony, indicted, granted immunity, convicted of a crime or subject to a judgment, or the subject of an investigation, whether open or closed, by any government entity for a civil or criminal violation for: (i) any business-related activity including, but not limited to, fraud, coercion, extortion, bribe or bribe receiving, giving or accepting unlawful gratuities, immigration or tax fraud, racketeering, mail fraud, wire fraud, price fixing or collusive bidding; or (ii) any crime, whether or not business related, where the underlying conduct relates to truthfulness, including but not limited to, the filing of false documents or false sworn statements, perjury or larceny;

-the Company or any of the Company's affiliates, principal owners or Officers has not received a violation of State Labor Law deemed "willful";

-the Company or any of its affiliates has never been cited for a violation of State, Federal, or local laws or regulations with respect to labor practices, hazardous wastes, environmental pollution or other operating practices;

-there are not any outstanding judgments or liens pending against the Company other than liens in the normal course of business.

-the Company or any of its affiliates, principal owners or officers the company has not been the subject of any judgments, injunctions, or liens including, but not limited to, judgments based on taxes owed, fines and penalties assessed by any governmental agency, or elected official against the Company.

- the Company or any of its affiliates, principal owners or officers the company has not been investigated by any governmental agency, including, but not limited to, federal, state and local regulatory agencies

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-the Company or any of its affiliates, principal owners or officers the company has not been debarred from entering into any government contract; been found non-responsible on any government contract; been declared in default ore terminated for cause on any government contract; been determined to be ineligible to bid or propose on any contract; been suspended from bidding on any government contract; received an overall unsatisfactory performance rating from any government agency on any contract; agree to a voluntary exclusion from bidding or contracting on a government contract.

- the Company or any of its affiliates, principal owners or officers the company has not failed to file any of the required forms with any government entity regulating the Company. By entering your name in the box below, you agree to allow the Department of Taxation to share the Company tax information with ESD. By entering your name in the box below, you agree to allow the Department of Labor to share tax and employer information with ESD. Note: If any of the statements above are not true, in addition to entering your name, also include an explanation in the box below, indicating which issue you are addressing.

Locked.

Michael J. Uccellini

Q\_2365

By entering your name in the box below, you are acknowledging that ESD’s Contractor & Supplier Diversity policy will apply to this project. You are further acknowledging that you are aware of ESD’s agency-wide Minority and Women Business Enterprise (‘MWBE’) utilization goal of 30%. Please note that each project will be assigned an individual contract-specific goal, which may be higher or lower than 30%. Furthermore, you understand that, should this project receive a funding award, the Applicant shall be required to use good faith efforts to achieve the prescribed MWBE goals assigned to this project and failure to attain MWBE goal could result in grant amount being reduced.

Locked.

Michael J. Uccellini

Q\_4182

By entering your name in the box below, you certify and agree that you are aware that your award will be reduced in proportion to the reduction of jobs and/or total project costs. Furthermore, you understand that, should this project receive a funding award, the Applicant will maintain such records and take such actions necessary to demonstrate such compliance throughout the completion of the project.

Locked.

Michael J. Uccellini

# Workforce

## I. Assessment of Skilled Worker Shortfall

### Assessment of Skilled Worker Shortfall

	Specific Job Titles and Number of Unfulfilled Openings for Each Job Title
Community and Social Services	Locked. No Answer



<b>Construction and Extraction</b>	<p>Locked.</p> <p>Title: General Construction labor and apprentice level Jobs: 100</p> <p>Title: Construction Tradesmen and Professionals Jobs: 100</p>
<b>Life, Physical, and Social Science</b>	<p>Locked.</p> <p>No Answer</p>
<b>Healthcare Practitioners and Technical</b>	<p>Locked.</p> <p>No Answer</p>
<b>Installation, Maintenance, and Repair</b>	<p>Locked.</p> <p>Title: Building Maintenance Jobs: 2</p>
<b>Building and Grounds Cleaning and Maintenance</b>	<p>Locked.</p> <p>No Answer</p>
<b>Food Preparation and Serving Related</b>	<p>Locked.</p> <p>No Answer</p>
<b>Arts, Design, Entertainment, Sports, and Media</b>	<p>Locked.</p> <p>No Answer</p>
<b>Protective Service</b>	<p>Locked.</p> <p>No Answer</p>
<b>Legal</b>	<p>Locked.</p> <p>No Answer</p>

<b>Sales and Related</b>	Locked. Title: Marketing & Leasing Agent Jobs: 2
<b>Architecture and Engineering</b>	Locked. No Answer
<b>Personal Care and Service</b>	Locked. No Answer
<b>Healthcare Support</b>	Locked. No Answer
<b>Transportation and Material Moving</b>	Locked. No Answer
<b>Farming, Fishing, and Forestry</b>	Locked. No Answer
<b>Business and Financial Operations</b>	Locked. No Answer
<b>Education, Training, and Library</b>	Locked. No Answer
<b>Office and Administrative Support</b>	Locked. Title: Manager Jobs: 1

## II. Worker Recruitment

### Worker Recruitment

	<b>A. Recruitment Method</b>	<b>B. Percentage of Use</b>
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<b>1st Most Common Recruitment Method</b>	Locked. Job Posting (company website / NYS DOL / online job boards / newspaper)	Locked. 80
<b>1st Other</b>	Locked. No Answer	
<b>2nd Most Common Recruitment Method</b>	Locked. In-house Recruitment (employee referrals / in-house applicants)	Locked. 10
<b>2nd Other</b>	Locked. No Answer	
<b>3rd Most Common Recruitment Method</b>	Locked. Social Recruiting (LinkedIn/Twitter/Facebook)	Locked. 10
<b>3rd Other</b>	Locked. No Answer	

## ***Net New Jobs***

No job answers necessary due to your associated programs.

## ***Qualified Investments***

No investment answers necessary due to your associated programs.

## Total Project Cost

Total project cost: \$ 45000000

## Funding Requested from Program

Program	Amount Requested
Empire State Development Grant Funds This program is closed; answers cannot be modified.	\$ 2000000
NYSERDA Energy Efficiency Projects - 2018	\$ 0 Answer Not Required
Total Amount Requested	\$ 2000000

## Program Budget

### Empire State Development Grant Funds

This program is closed; these answers cannot be modified.

Use	Source	Status	Amount	Indicate Source / Comments
Construction/Renovation	ESD Grant Funds 20%Max	Anticipated	\$30522530	
Furniture and Fixtures	ESD Grant Funds 20%Max	Anticipated	\$105000	
Property Acquisition	ESD Grant Funds 20%Max	Anticipated	\$2750000	
Architectural/Engineering/Soft Costs	ESD Grant Funds 20%Max	Anticipated	\$2233642	
Infrastructure/Site Work	ESD Grant Funds 20%Max	Anticipated	\$665000	

## Attachment Questions & Answers

### NYSERDA Energy Efficiency Projects - 2018

Q 7057

~ ~ Please submit a current and complete utility bill reflecting payment into the System Benefits Charge.

Locked.

Utility - System Benefits Charge and Utility Bill.pdf  
[Download](#)

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## Empire State Development Grant Funds

Q\_6946 Please provide Letters of Support for your project (if applicable). All letters should be scanned into a single PDF file and their total size cannot exceed 10 Megabytes (MB).

Locked.

Q\_6946 - Letter of Support.pdf  
[Download](#)

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Q\_5593 Attach 2015 financial documents

For privately owned companies, IDAs, not-for-profits, educational institutions, start-ups, municipalities, or any business or organization other than publicly traded companies, please provide audited or reviewed financials, or compiled financials with signed tax returns, for 2015. For publicly traded companies, please provide Form 10-K for 2015.

Locked.

Q\_5593 City Station North 2015.pdf  
[Download](#)

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Q\_6907 Attach 2016 financial documents.

For privately owned companies, IDAs, not-for-profits, educational institutions, start-ups, municipalities, or any business or organization other than publicly traded companies, please provide audited or reviewed financials, or compiled financials with signed tax returns, for 2016. For publicly traded companies please provide Form 10-K for 2016.

Locked.

Q\_6907 City Station North 2016.pdf  
[Download](#)

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Q\_6906 Attach 2017 financial documents

For privately owned companies, IDAs, not-for-profits, educational institutions, start-ups, municipalities, or any business or organization other than publicly traded companies, please provide audited or reviewed financials, or compiled financials with signed tax returns, for 2017. For publicly traded companies, please provide Form 10-K for 2017.

Locked.

Q\_6906 City Station North 2017.pdf  
[Download](#)

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Q\_6905 Attach interim financials for 2018

For privately owned companies, IDAs, not-for-profits, educational institutions, start-ups, municipalities, or

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any business or organization other than publicly traded companies, please provide interim financials for 2018, certified by a company officer. For publicly traded companies, please provide the most recent Form 10-Q.

Locked.

[Q\\_6905 City Station North 2018 Interim Financials.pdf](#)

[Download](#)

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Q\_2165

For Start-up companies, in addition to the documents listed above provide: 1) Financial projections (5 years) 2) Personal financial statements from a personal guarantor(s) of the start-up company 3) Principal resumes

Locked.

[MJU Bio and Financial Statement.pdf](#)

[Download](#)

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Q\_2331

Attach an organizational chart and/or description of ownership structure including the percentage of ownership for each individual entity.

Locked.

[CityStation North Org Chart 07.20.2018.pdf](#)

[Download](#)

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Q\_5689

Attach a short or long Environmental Assessment Form

Project review pursuant to the State Environmental Quality Review Act (SEQRA) must be completed prior to the award of any state funds. For projects classified as Type I or Unlisted actions, submit a short or long Environmental Assessment Form. See "Scoring Tips" for links to forms.

Locked.

[Q-5689 - SEQR - Full EAF.pdf](#)

[Download](#)

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Q\_2333

If review of the project has been completed pursuant to State Environmental Quality Review Act (SEQRA) or National Environmental Policy Act (NEPA), please submit the Negative Declaration or Findings Statement, or Finding of No Significant Impact or Record of Decision.

Locked.

[Master Plan Zoning with SEQRA.pdf](#)

[Download](#)

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Q\_2334

Provide a list of all other federal, state, and local reviews, approvals, or permits needed or completed, including the dates when they are expected to be completed or were completed. If Not Applicable, please upload an attachment that indicates "NA".

Locked.

[Q\\_2334 Approvals & Permits.pdf](#)

[Download](#)

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## Legend

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[x] = Expired Program